

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		FLORENCE TERR, ARLINGTON

OWNERSHIP

Owner 1:	ABBASI SAAD			
Owner 2:	HAMMES ERIN			
Owner 3:				
Street 1:	3 FLORENCE TERRACE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	SEDGWICK JANE C /TRUSTEE -		
Owner 2:	JANE C SEDGWICK 2008 TRUST -		
Street 1:	3 FLORENCE TERRACE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Stucco Exterior and 1074 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13090	Total SF/SM:	5702	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	413,741	Spl Credit		Total:	413,700
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

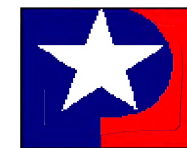
Total Card /

Total Parce

689,900

689,900

689,900



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	107930	
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
10/1/2018	MEAS&NOTICE	HS	Hanne S
3/13/2009	Inspected	163	PATRIOT
12/31/2008	Entry Denied	336	PATRIOT
12/1/1999	Meas/Inspect	263	PATRIOT
7/17/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5702.000	270,300	5,900	413,700	689,900		107930
							GIS Ref
							GIS Ref
Total Card	0.131	270,300	5,900	413,700	689,900	Entered Lot Size	GIS Ref
Total Parcel	0.131	270,300	5,900	413,700	689,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		642.37	/Parcel: 642.37	Land Unit Type:	12/31/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	270,300	5900	5,702.	413,700	689,900		Year end	12/23/2021	PRINT		
2021	101	FV	251,200	5900	5,702.	413,700	670,800		Year End Roll	12/10/2020		Date	Time
2020	101	FV	251,200	5900	5,702.	413,700	670,800	670,800	Year End Roll	12/18/2019		12/30/21	15:18:2
2019	101	FV	219,800	6000	5,702.	413,700	639,500	639,500	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	207,200	4700	5,702.	366,500	578,400	578,400	Year End Roll	12/20/2017		Date	Time
2017	101	FV	207,200	4700	5,702.	307,400	519,300	519,300	Year End Roll	1/3/2017			
2016	101	FV	207,200	4700	5,702.	307,400	519,300	519,300	Year End	1/4/2016	09/09/20	15:53:1	
2015	101	FV	181,900	4800	5,702.	266,000	452,700	452,700	Year End Roll	12/11/2014	mmcmakin		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

EXTERIOR INFORMATION

Type:	2	- Bungalow
Sty Ht:	1A	- 1 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	6	- Stucco
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1926	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G5	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath:	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GD	- Good	18.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18.6%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	134.987
Other Features:	94750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332071
Depreciation:	61765
Depreciated Total:	270306

COMMENTS

BMT 40% CRAWL 60 %.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5				BRs: 2			Baths: 2			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

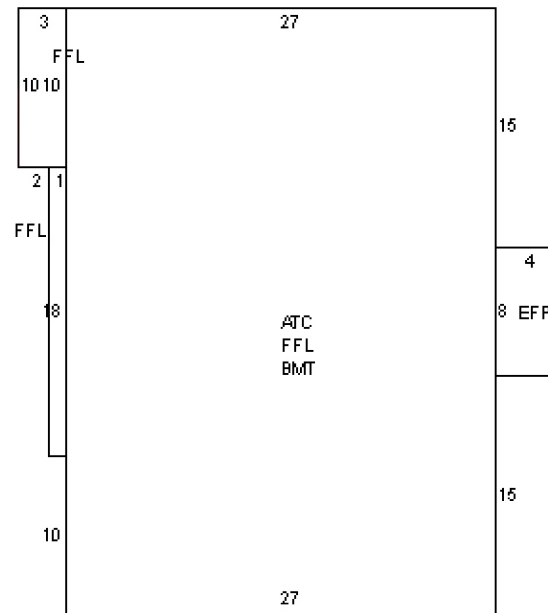
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99	
Special Features:	0	Val/Su Net:	108.51	
Final Total:	270300	Val/Su SzAd	188.61	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,074	134.990	144,975	
BMT	Basement	1,026	40.500	41,549	
ATC	Attic	359	134.990	48,474	
EFP	Enclos Porch	32	72.590	2,323	
Net Sketched Area:		2,491	Total:	237,321	
Size Ad	1433.1000	Gross Area	3158	FinArea	1074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1926	26.57	T	40	101			3,400			3,400
22	Wood Deck	D	Y	1	12X12	A	AV	2010	12.94	T	7.2	101			1,700			1,700
19	Patio	D	Y	1	12X18	A	AV	2010	3.99	T	7.2	101			800			800

More:	N	Total Yard Items:	5,900	Total Special Features:		Total:	5,900
-------	---	-------------------	-------	-------------------------	--	--------	-------

IMAGE

AssessPro Patriot Properties, Inc.

